

MISCELLANEOUS ACTION ITEM – PUBLIC HEARING

(1:42)

A Public Hearing was held to discuss updating the “City of Santa Barbara Master Environmental Assessment Guidelines for Archaeological Resources and Historic Structures and Sites” along with the proposed removal of structures from Appendix C, City of Santa Barbara Potential Historic Structures/Sites List.

Jake Jacobus, Associate Planner/Urban Historian, gave a presentation and explained that the purpose of the Potential List is to keep track of buildings that may have historical significance and to allow monitoring. Mr. Jacobus stated that the majority of the 36 buildings being reviewed do not have previous survey records to justify leaving them on the Potential List. In addition, letters were received from two property owners requesting that their properties be removed from the list: 2331 State Street and 1849 Mission Ridge Road, but Staff and Commissioner La Voie believe that these two structures should remain on the list.

The Commission, either individually or collectively, had the following comments, suggestions, and/or questions:

1. Verified that there are currently 593 buildings on the Potential Historic Structures/Sites List.
2. Asked what would happen if owners do not want their property on the Potential List. Mr. Jacobus responded that being on the Potential List does not mean that the property will necessarily be designated as a City Landmark. What it means is that the City realizes that the building has some historical significance and, if a demolition permit was requested, for example, Staff would have the opportunity to review whether an Historic Structures Report (HSR) shall be required prior to issuance of a demolition permit.
3. Asked if being taken off the Potential List means a building will never be placed on the list again. Mr. Jacobus responded that some buildings are being requested to be removed because they are not old enough to be considered. That does not mean that, in the future, a building cannot be added back to the list. Buildings removed from the list, because they do not meet that minimum age requirement of 50 years, could be reevaluated in the future provided that the building has maintained its architectural integrity and meets the age criteria.
4. Asked if the issue of taking a building off the list or not was being settled at this public hearing. Mr. Jacobus stated that property owners were given sixty-day notice about this public hearing and he also stated that decisions made by the Commission can be appealed. He also responded that the Commission can vote to remove structures from the Potential List at this time.
5. Clarified that some of the buildings are already considered Landmarks, so that they are being taken off the Potential List to be placed on the Landmarks list.
6. Verified that a building contributing to a potential historic district will not necessarily remain on the Potential List if it is not an exceptional example of a specific architectural style.
7. Proposed that any controversial building recommended by Staff to be removed from the Potential List be referred to the Designations Subcommittee.
8. Confirmed that the neighborhood surrounding 620 W. Mission Street will not likely qualify as a future historic district.
9. Requested that Mary Louise Days be invited to the Designations Subcommittee hearing.

Public hearing opened at 1:53 p.m.

1. **Kellam De Forest**, local resident, stated he spoke with Mary Louise Days, who took part in the creation of the original Potential List, and she suggested that some buildings may have been on the list originally because they are Native American archaeological sites that have little to do with a "structure of merit." **Mr. Jacobus responded** that it is a good idea to track these historic sites; however, the modern buildings on the site should not be on a list of Potential Historic Structures because they meet none of the requirements to be considered as historically significant. A separate list of Historic Sites should be created to be distinguished from the Potential Historic Structures List.

Mr. De Forest inquired as to what will happen to both Spanish and Native American archaeological sites when new projects are proposed. **Mr. Jacobus responded** that the Potential List is *not* used to determine whether archaeological reports are required or if there is a potential for archaeological artifacts to be found; a different planning tool is used for that purpose.

2. **Trevor Martinson**, tenant at 1849 Mission Ridge Road, spoke about the general overview of MEA Guidelines, the process of placing buildings on the Potential List, the difficulty of selling properties that are on the Landmarks list, and the possible financial impact to the owners.

Public hearing closed at 2:03 p.m.

Public hearing reopened at 2:10 p.m.

3. **Terry Bartlett**, owner representative, confirmed that 2120 Anacapa Street will be reviewed by the Designations Subcommittee in a separate hearing (and indicated in written form that she agreed with Staff's recommendation for the building to be removed from the Potential List).

Mr. De Forest asked how much of the original adobe walls around the properties of 330 and 333 E. Canon Perdido Street has remained. **Mr. Jacobus responded** that, although immediately adjacent to the Ramirez Adobe, 330 Canon Perdido Street is not an adobe site or historically significant. He added that 333 Canon Perdido Street was the site of the Carlos Cota Adobe; there is no adobe there today, so it will be taken off the Potential List, but will remain on the Historic Resources List.

4. **Leon Lunt**, co-owner of 1505 Chapala Street, stated he disagreed with keeping this building on the Potential List, saying it would mean having to go through additional hearing processes and delaying issuance of permits.

Public hearing closed at 2:21 p.m.

Public hearing reopened at 2:30 p.m.

Mr. De Forest inquired as to whether the Sanborn Maps were consulted in the review of these properties.

Mr. De Forest, with regard to 2515 Orella Street, commented about the need of one-story cottages to remain in that neighborhood.

Public hearing closed at 2:37 p.m.

The following buildings will be referred to the Designations Subcommittee and the property owners will be notified of the hearing dates:

<u>Address</u>	<u>APN</u>
2120 Anacapa Street	025-251-009
900 Block of De La Vina Street	Various
1505 Chapala Street	027-222-025
3301 Laurel Canyon Road	055-172-003

1849 Mission Ridge Road	019-090-020
906 W. Mission Street	043-073-012
425 Stanley Drive	051-273-004
2331 State Street	025-122-004

The following buildings were recommended by Staff to remain on the Potential Historic Structures/Sites List:

E. Cabrillo Blvd. (Ball Park)	017-311-001
1849 Mission Ridge Road	019-090-020
2331 State Street	025-122-004

There was a consensus by the Commission for the removal of the following buildings from the Potential Historic Structures/Sites List:

222 W. Alamar Avenue	051-213-008
2020-2072 Alameda Padre Serra	019-163-004
720 N. Alisos Street	031-124-024
735 Anacapa Street	037-092-037
2109 Anacapa Street	025-242-010
E. Cabrillo Blvd. (shore acres bungalows)	017-311-001
330 E. Canon Perdido Street	031-041-001
333 E. Canon Perdido Street	029-301-015
110 W. Carrillo Street	039-272-023
1208 Castillo Street	039-162-022
1502 Chapala Street	027-231-017
320 E. De La Guerra Street	031-091-008
710 Garden Street	031-091-008
1218 Indio Muerto Street	017-292-004
705 Laguna Street	031-091-008
620 W. Mission Street	043-092-009
1331 Mountain Avenue	041-102-031
107 Nopalitos Way	017-010-001, 017-203-020
2515 Orella Street	025-021-007
1728 Pampas Avenue	043-174-018
1115 Punta Gorda Street	017-291-015
1314 Punta Gorda Street	017-341-004
423 Rose Avenue	031-281-006
217 S. Salinas Street	015-261-042
513 Santa Barbara Street	031-201-011
521 Santa Barbara Street	031-201-009
712 Spring Street	031-123-014
618 Sutton Avenue	037-061-013
2721 Verde Vista Drive	053-372-011
2860 Verde Vista Drive	053-362-020
214 S. Voluntario Street	017-252-010
326 S. Voluntario Street	017-281-008